



~~July 15, 2003 CPC~~  
July 23, 2003 BS

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03SN0285

Banner Christian School

Clover Hill Magisterial District  
1501 South Providence Road

REQUEST: Conditional Use to permit a private school in an Agricultural (A) District.

PROPOSED LAND USE:

A private school to be operated for a maximum of two (2) years in conjunction with a church use is proposed.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON  
PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reason:

The proposed use would have no greater land use impact upon existing and anticipated area residential development than does the permitted church or public school uses.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

## PROFFERED CONDITIONS

- (STAFF/CPC) 1. The operation of the private school shall be in conjunction with a church use only. (P)
- (STAFF/CPC) 2. This Conditional Use shall be granted for a period not to exceed two (2) years from the date of the approval. (P)
- (STAFF/CPC) 3. There shall be no construction of new buildings nor additions or exterior alterations to the existing buildings to accommodate this use except those required by the Virginia Uniform Statewide Building Code (VAUSBC). (P)
- (STAFF/CPC) 4. The following setback criteria shall apply to any outdoor play fields, courts, swimming pools and similar active recreational areas:
- a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts, swimming pools or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent properties to the north, south and east. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the buffering standards contained in Section 19-522(a)(2) of the Zoning Ordinance.
  - b. If active play fields, courts, swimming pools and similar active recreational areas are setback more than 100 feet from the adjacent properties to the north, south and east, the landscaping or other design features described in Condition 2.a. may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100 foot setback/landscaping requirements described in Condition 2.a.
  - c. Any new playground areas (swings, jungle gyms or similar such facilities) shall be setback a minimum of forty (40) feet from all property lines. (P)

## GENERAL INFORMATION

### Location:

Fronts the east line of South Providence Road, north of Shady Mist Drive and is better known as 1501 South Providence Road. Tax ID 755-698-4828 (Sheets 7 and 11).

### Existing Zoning:

A with Conditional Use Planned Development

### Size:

8.3 acres

### Existing Land Use:

Public/semi-public (church)

### Adjacent Zoning and Land Use:

North - A; Single family residential or vacant

South - R-7; Single family residential

East - A; Vacant

West - A with Conditional Use Planned Development; Golf course or vacant

## UTILITIES

### Public Water System:

There is an existing sixteen (16) inch water line along the east side of South Providence Road, adjacent to this site. The existing church facility is connected to the public water system. Use of the public water system is required by County Code.

### Public Wastewater System:

There is an existing eight (8) inch wastewater collector extending along both the southern and eastern boundary of this site. The existing church building is connected to the public wastewater system. Use of the public wastewater system is required by County Code.

## ENVIRONMENTAL

### Drainage and Erosion:

The property drains north and east via tributaries to Pocoshock Creek. Currently, there are no on- or off-site drainage or erosion problems.

## PUBLIC FACILITIES

### Fire Service:

The Buford Fire Station, Company Number 9, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have minimal impact on fire and emergency medical services.

### Transportation:

The property (8.3 acres) is currently zoned Agricultural (A) and a church (Bethany Place Baptist Church) has been developed on the property. The applicant is requesting a Conditional Use to permit the operation of a private school on the property. The request will not limit the number of students enrolled at this school; therefore, it is difficult to anticipate traffic generation.

Vehicles generated by the school will be distributed along Providence Road, which had a 2002 traffic count of 10,250 vehicles per day. This section of Providence Road has twenty-four (24) foot wide pavement with six (6) foot wide shoulders. Based on the current volume of traffic during peak hours, Providence Road is at capacity (Level of Service E).

The traffic impact of this development must be addressed. The Thoroughfare Plan identifies Providence Road as a major arterial. In conjunction with development of Bethany Place Baptist Church, two (2) accesses were provided onto Providence Road and a right turn lane was constructed along Providence Road at the southernmost access. Based on Transportation Department standards, a left turn lane along Providence Road is warranted with enrollment of more than sixty-two (62) students at this private school. The applicant is not willing to provide this road improvement or limit the enrollment to sixty-two (62) students.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

### Area Development Trends:

Area properties are zoned agriculturally and residentially and are characterized by single family residences within subdivisions and on acreage parcels to the north and south. An existing golf course is located to the west of the request property while properties to the east currently remain vacant. It is anticipated that residential zoning and land use patterns will continue in the area consistent with densities suggested by the Plan.

### Zoning History:

On June 3, 1987, the Board of Zoning Appeals approved three (3) Variances for this parcel, permitting two (2) freestanding signs larger than Ordinance requirements and an exception to height limitations for a steeple. (Case 87A065)

On July 26, 2000, the Board of Supervisors, upon a favorable recommendation by the Commission, approved a Conditional Use Planned Development on this parcel to permit a third freestanding sign. (Case 00SN0272)

### Site Design:

The request property has been developed as a church with associated parking facilities. The applicant intends to use the existing facilities to accommodate the private school use for a time period not to exceed two (2) years from the date of approval (Proffered Condition 2). Proposed as a temporary use, proffered conditions would preclude the construction of any new buildings as well as improvements to the existing buildings other than those improvements required for compliance with the Virginia Uniform Statewide Building Code (Proffered Condition 3). Further, the operation of the proposed school must be in conjunction with a church use on the same site. (Proffered Condition 1)

### Buffers and Screening:

Currently, the Zoning Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) on property which is adjacent to an A or R district be screened from view of such district by a masonry or concrete wall which is constructed of comparable materials to and designed to be compatible with the principal building that such area serves and that such area within 1,000 feet of any A or R districts not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

As noted herein, adjacent properties are occupied by single family residences or remain vacant. Any proposed outdoor recreational facilities and playgrounds associated with the private school should be set back from these adjacent properties. (Proffered Condition 4)

### CONCLUSIONS

The proposed private school would have no greater land use impact upon existing and anticipated area residential development than does the permitted church or public school uses.

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## CASE HISTORY

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### Planning Commission Meeting (7/15/03):

The applicant did not accept staff's recommendation relative to installation of a left turn lane, but did accept the Commission's recommendation. There was no opposition present.

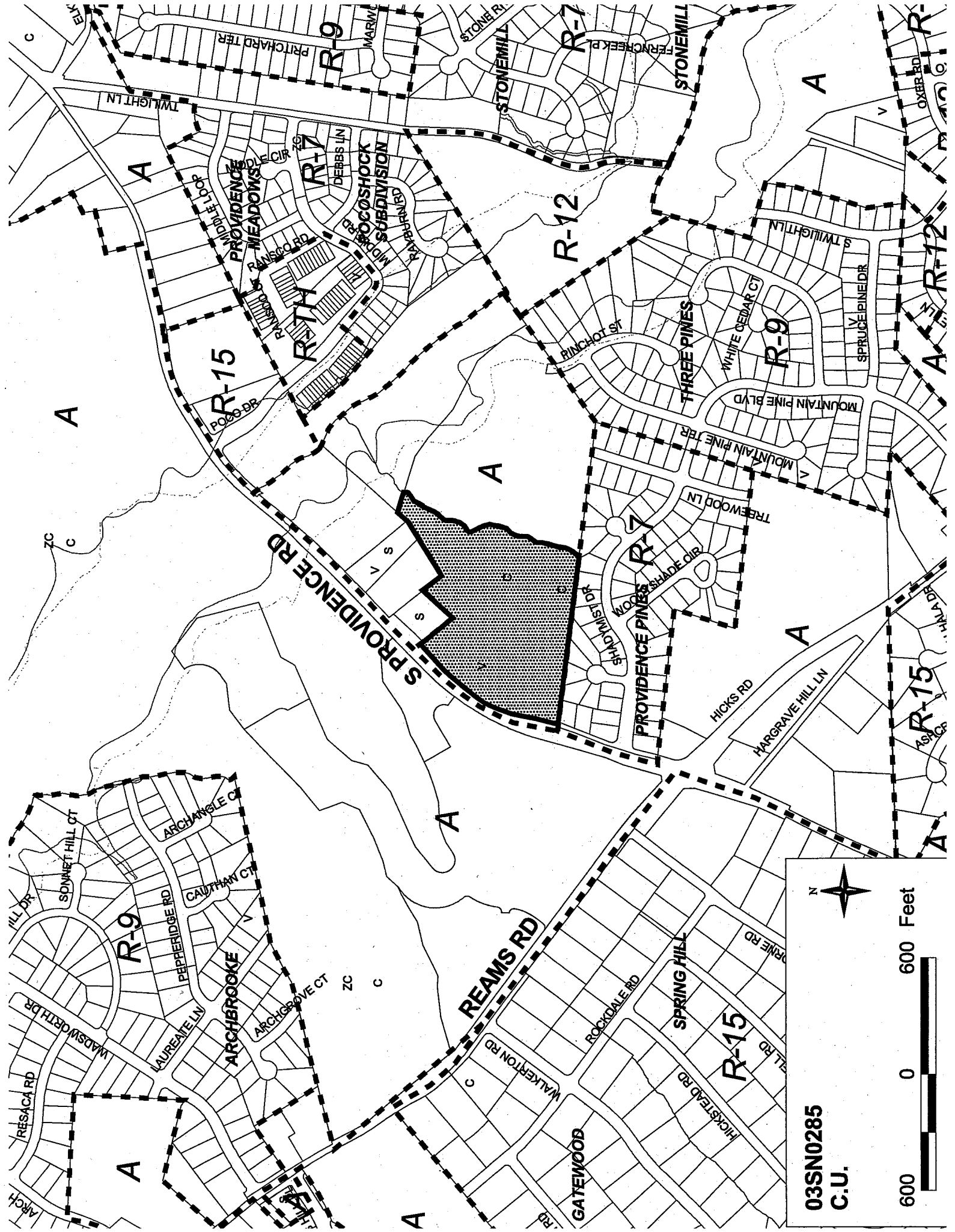
Mr. Gulley noted that the school was actively seeking a permanent location for this facility. Therefore, as a temporary use, he felt the turn lane improvement was not warranted.

On motion of Mr. Gulley, seconded by Mr. Litton, the Commission recommended approval of this request and acceptance of the proffered conditions on page 2.

AYES: Unanimous.

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The Board of Supervisors, on Wednesday, July 23, 2003, beginning at 7:00 p.m., will take under consideration this request.



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C.U.

